



Planning Commission Public Hearing

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: GILBERT OLGIN, PLANNER II *GO*
(480) 503-6745, GILBERT.OLGIN@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *oif*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: MARCH 7, 2018

SUBJECT: DR17-1153, HIGHLINE CAR CARE

STRATEGIC INITIATIVE: Economic Development

Attract, retain and grow unique retail businesses that serve a regional customer base as a means to increase Gilbert's sales tax revenue.

RECOMMENDED MOTION

Approve the Fact of Findings and approve DR17-1153, Highline Car Care: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 1.02 acres, generally located at the southwest corner of Baseline and Cooper Roads, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay.

OWNER

Company: Hawcline Holdings, LLC
Name: Wes Hawkins
Address: 2081 East Horseshoe Place
Chandler, AZ 85249
Phone: 480-363-5049
Email: Wes@highlinecarcare.com

APPLICANT

Company: Del Rio Engineering Ind.
Name: Mike Roberts
Address: 4615 East Sunrise
Phoenix, AZ 85044
Phone: 602-400-0810
Email: Delrioeng@yahoo.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>September 22, 1981</i>	Town Council adopted Ordinance No. 302 (A81-02) and annexed approximately 488 acres including the subject site into the Town of Gilbert.
<i>July 8, 2003</i>	Town Council approved Ordinance No. 1490 (Z03-7), rezoning 9.73 acres from (AG) Agricultural to (C-2) General Commercial and 38.41 acres from (AG) Agricultural to (I-1) Garden Industrial for property located west of Cooper Road and south of Baseline Road.
<i>September 7, 2004</i>	Town Council approved Ordinance No. 1593 (Z04-20), rezoning approximately 37.32 acres from (I-1) Garden Industrial to (I-1) Garden Industrial with a Planned Area Development (PAD) overlay for property located approximately 700 feet west of the Cooper Road and Merrill Avenue intersection.
<i>October 11, 2005</i>	The approved Final Plat for the Fuller Commercial Center was recorded with the Maricopa County Recorder's Office.
<i>October 10, 2006</i>	Design Review Board approved case DR06-55 for the Gilbert Esplanade retail and office development (now expired).
<i>February 7, 2018</i>	The Planning Commission reviewed DR17-1153 (Highline Car Care) as a Study Session item.

Overview

The subject site is approximately 1.02 acres acre parcel. This site along with the entire Fuller Commercial Center is zoned Light Industrial (LI) PAD and currently has only a few lots developed. Highline Car Care proposes to develop the subject site into a full service automotive repair shop.

Surrounding Land Use & Zoning Designations

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Light Industrial (LI)	Light Industrial (LI) PAD	Retail/Services
South	Light Industrial (LI)	Light Industrial (LI) PAD	Vacant
East	Light Industrial (LI)	Light Industrial (LI) PAD	SRP(Finley) Electric Yard
West	Light Industrial (LI)	Light Industrial (LI) PAD	Retention Basin
Site	Light Industrial (LI)	Light Industrial (LI) PAD	Vacant

Project Data Table

Site Development Regulations	Required per Ord. No. 1593 (LI) PAD Zoning	Proposed
Maximum Building Height (ft.) / (Stories)	55'/3	25'/1
Minimum Building Setback		

Front	25'	25'
Side east (Street)	20'	40'
Side west (employment)	0'	52'
Rear (employment)	0'	32'
Minimum Required Perimeter Landscape Area (ft.)		
Front	20'	25'
Side east (Street)	5'	26'
Side west(employment)	5'	5'
Rear (employment)	5'	5'
Landscaping (% of net lot area)	15%	28%

DISCUSSION

Site Plan

The proposed project consists of an approximately 5,000 sq. ft. one story automotive repair shop with eight (8) service bays. Vehicular access is provided via two (2) points of ingress/egress; the first is off of Marvin Street to the east and the second is off of Merrill Avenue to the south. The entrance on Marvin Street is smaller at the throat and will be designated as an exit only, except for emergency vehicles.

Parking for employees and patrons will be located in the northern portion and along the west side of the subject site. The proposed drive aisles within the development are 28 ft. wide on the west side and 20 ft. wide on the east side. There are 28 vehicular parking stalls onsite with two stalls nearest to the front entrance for ADA parking. The majority of the parking is on the southern side with the remainder of vehicular stalls on the west side. In addition, this site has accommodated bike parking as required by the Land Development Code (LDC).

One (1) refuse enclosure is located on the northwest corner of the building and will be fully screened by the 6'-0" high rear lot wall and decorative metal gates. The wall accent materials include split face CMU block painted to match the existed building.

Pedestrian access is provided via a sidewalk connection from the facility through a "painted" cross-walk located at the main building entrance and extending south to a concrete sidewalk which leads to Merrill Avenue.

Landscaping

The perimeter of the site incorporates the use of flowering desert shrubs, drought tolerant trees and groundcovers. Landscaping areas include 25' wide along Marvin Street and 26' wide along Merrill Avenue with 5' setbacks on both the west and north sides neighboring Light industrial properties.

The proposed plant palette consists of several types of trees; the Desert Museum (Palo Verde) 24"/36" box trees will face Marvin Street and Merrill Avenue frontage and the Texas Ebony 24"/36" box and Shoestring Acacia 24" box will make up the majority of the selected trees. Staff notes various accent plants from the Hopseed bush, Valentine bush, Baja Ruella shrub and

Chuperosa bush are selected as the majority of the desert plants. The selected ground covers will be the Lantana mixed with Dwarf Rosemary with a 1/2" Desert Gold Decomposed Granite will help blend the landscaping with adjacent neighboring businesses.

Grading and Drainage

The grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division; the primary source of retention for the site will be within Tract A, which is adjacent to this site. The entire Fuller Commercial Center has common drainage tracts for storm water retention. All onsite runoff will be routed into to the said retention basins.

Elevations and Colors and Materials

The building elevations consist of a predominately flat parapet roofline with two "Nautical" Blue metal copings near the roof. Most of the building elevations will consist of vertical single score concrete masonry block and fiber cement panel siding along with painted aluminum wall panels, which will complete the office portion of the automotive repair shop.

The primary building color is grey "Foil" colored, serving as the main building color with "Nautical" Blue as the main accent color. The proposed main entry canopy will consist of painted tube steel and will have a horizontal angle with Aluminum storefront windows complemented by dark "Bronze" frames.

As proposed, there is a combination of four (4) sets of service bay doors, currently distributed on the north and south building elevations. Staff notes that all service bay doors are more than 200' from residentially designated uses and therefore allowed by the LDC.

Site Lighting

All building lighting, wall-mounted and pole-mounted lights will utilize LED technology and will be oriented to practically eliminate light pollution to adjacent neighbors. All site lighting will be required to comply with Town codes relating to maximum heights, full cut-off shields and a maximum of 0.3 foot-candles measured at the property lines.

Signage

A sign package was not included as part of this Design Review application. A future Administrative Design Review approval will be required prior to permitting and must comply with the LCD. Future signage will be in harmony with the character, scale and context of the building reflecting the appropriate size, materials, color, location and illumination.

Planning Commission Comments from Study Session conducted on February 7, 2018.

During the Study Session, the following comments were brought forth by the Planning Commission Members:

- Planning Commission requested the possibility of continuing the blue metal coping near the roof of the building and making it come around to the west elevation.
 - The applicant has accommodated said request.
- Planning Commission questioned the requirement for an ADA pedestrian connection to the sidewalk fronting Merrill Avenue.

- The applicant has revised their site plan to address this connection.
- Planning Commission asked for clarification on the location of the trash enclosure.
 - The applicant shows this enclosure at the northwest corner of the site.
- Planning Commission had some concerns with trees too close to the trash enclosure.
 - The applicant has addressed this concern by removing these trees.

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Approve the Fact of Findings and approve DR17-1153, Highline Car Care: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 1.02 acres, generally located at the southwest corner of Baseline and Cooper Roads, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission/ Design Review Board at the March 7, 2018 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. The developer/owner agrees to remove all thorny type trees (Texas Ebony) away from the sidewalks along Marvin Street and Merrill Avenue and replace 36" Box Shoestring Acacias.
4. The developer/owner shall submit a final "Traffic Trip Generation Statement" to be approved by the Town of Gilbert Traffic Engineer prior to the submittal of construction documents.
5. Signage is not included in this approval. Administrative Design Review approval is required prior to submitting for sign permits.

Respectfully submitted,



Gilbert Olgin
Planner II

Attachments and Enclosures:

- 1) Fact of Finding
- 2) Notice of Public Hearing/Vicinity Map
- 3) Aerial Photo
- 4) Site and Phasing Plans
- 5) Landscape Plan
- 6) Elevations
- 7) Floor Plans
- 8) Photometric Plan
- 9) Grading and Drainage Plan

**FINDINGS OF FACT
DR17-1153, Highline Repair Car Care**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

March 7, 2018

Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, March 7, 2018* TIME: 6:00 PM

**LOCATION: Gilbert Municipal Center
Council Chambers**

50 E. Civic Center Drive

Gilbert, Arizona 85296

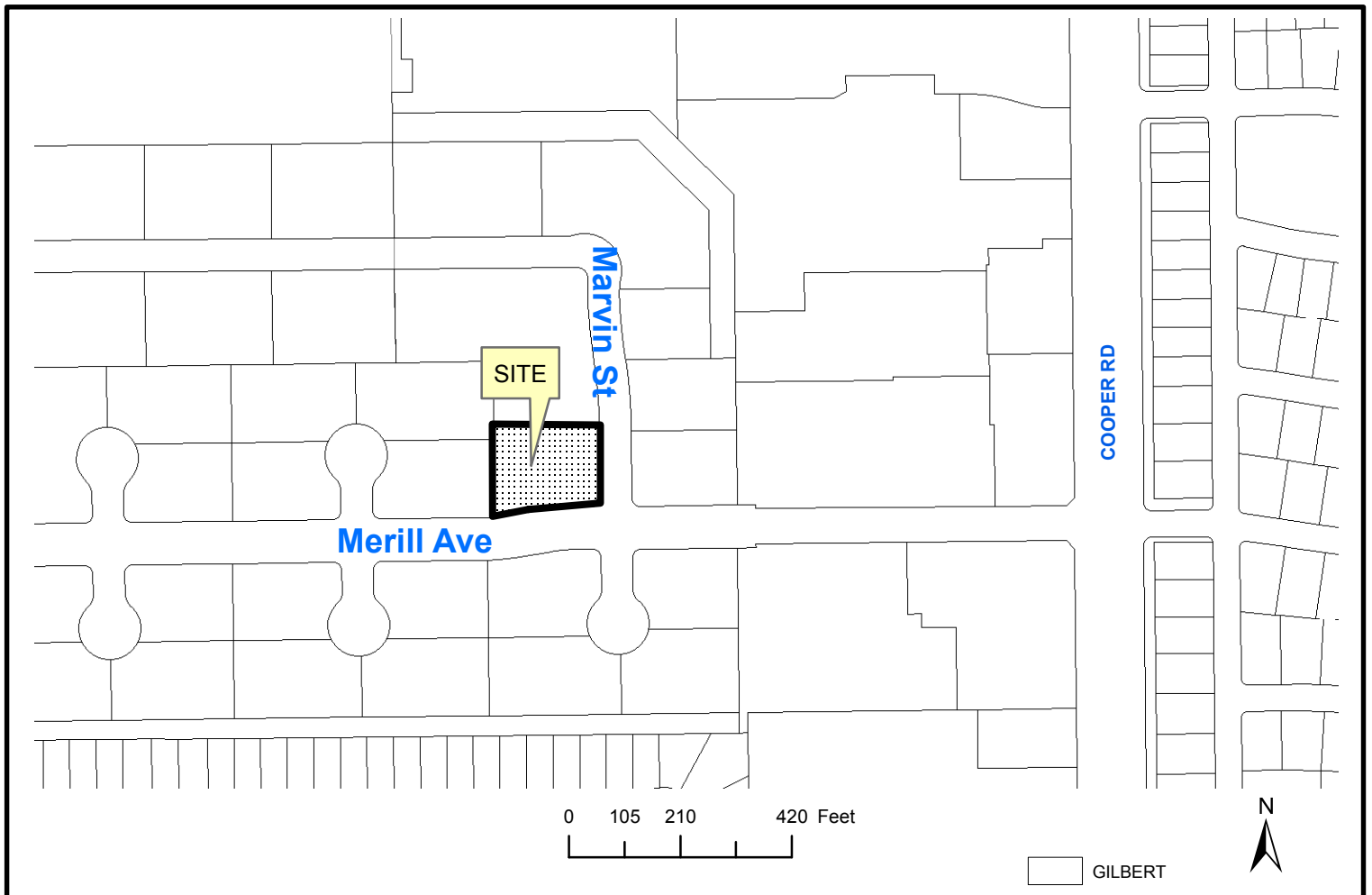
*** Call Planning Department to verify date and time:
(480) 503-6745**

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

REQUESTED ACTION:

DR17-1153 Highline Car Care: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 1.02 acres, generally located at the southwest corner of Baseline and Copper Roads, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay.

SITE LOCATION:



APPLICANT: Del Rio Engineering
CONTACT: Mike Roberts
ADDRESS: 4615 E. Sunrise
Phoenix, AZ 85044

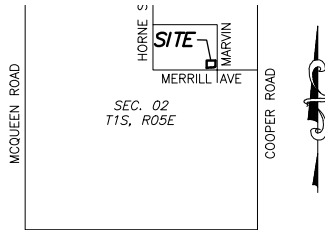
TELEPHONE: (602) 400-0810
E-MAIL: DelRioEng@yahoo.com

Aerial Map



SITE PLAN

FOR
HIGHLINE CAR CARE
1372 N. MARVIN ST.



Vicinity Map
N/E 1/4 Section 20, T1S, R5E

OWNER/DEVELOPER

HIGHLINE CAR CARE
240 E. CURY AVE, SUITE 119
MESA, AZ 85210
CONTACT: WES HAWKINS
PH: 480-336-2889

ENGINEER

DEL RIO ENGINEERING INC.
4615 E. SUNRISE DR.
PHOENIX, AZ 85044
CONTACT: MICHAEL J. ROBERTS, P.E.
PH: 602-400-0810

SITE DATA

APN: 302-12-610
ZONING: LI
GROSS AREA 1.02 AC,
NET AREA=30,791SF, 0.706 AC
BUILDING AREA, 5,000.00 SF
COVERAGE=16.24%,
NUMBER OF EMPLOYEES=5
HOURS OF OPERATION:
MONDAY-FRIDAY 8:00AM TO 5:30 PM,
SATURDAY, 8:AM TO 1:00PM
LAT. 33.374747, LONG -111.810668

LEGAL DESCRIPTION

LOT 26, FULLER COMMERCIAL CENTER,
ACCORDING TO THE PLAT OF RECORD
IN THE OFFICE OF THE COUNTY
RECORDER OF MARICOPA COUNTY,
ARIZONA, RECORDED IN BOOK 783 OF
MAPS, PAGE 40 AND AFFIDAVIT OF
CORRECTION RECORDED IN DOCUMENT
NO. 07-124302, CONTAINING 30,765
SF [0.7063 ACRES] MORE OR
LESS.

BENCHMARK

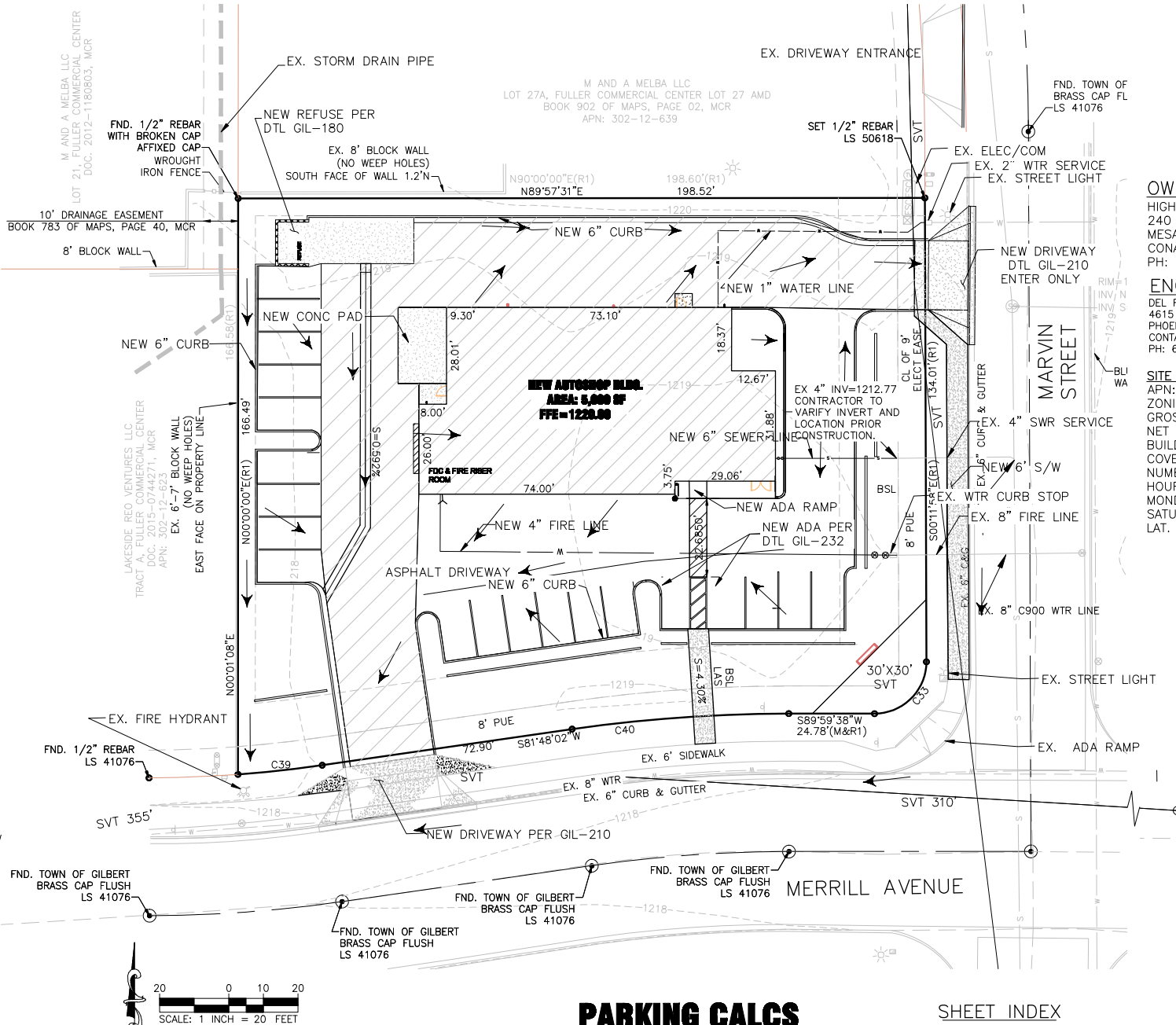
BRASS CAP AND MANHOLE FOUND AT
THE INTERSECTION OF COOPER ROAD &
HOUSTON AVENUE, ALSO BEING THE
EAST QUARTER CORNER OF SECTION 02,
TOWNSHIP 01 SOUTH, RANGE 05 EAST,
OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY,
ARIZONA.
ELEVATION = 1219.36' (NAVD88 GDACS
DATUM)

TBM

CAPPED REBAR FOUND AT THE
NORTHEAST CORNER OF PROPERTY, ALSO
BEING THE EAST QUARTER CORNER OF
SECTION 02, TOWNSHIP 01 SOUTH, RANGE
05 EAST, OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA.
ELEVATION = 1,220.991' (NAVD88 GDACS
DATUM)

GENERAL AND SITE PLAN NOTES

- ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDERGROUND.
- ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
- ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 6' SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
- S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS: A. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET; B. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET; C. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
- THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS: A. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR; B. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
- ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
- GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
- PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER: A. ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING, OR; B. ROUTED UNDERGROUND.
- ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
- ALL FREESTANDING LIGHT POLES SHALL: A. BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS. B. HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE. C. BE LOCATED TO AVOID CONFLICT WITH TREES.
- SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.103 OF THE LDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'.
- LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
- COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
- COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
- ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
- EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°01'08"E	39.95'
L2	N89°57'31"E	30.00'

CURVE TABLE

CURVE	LEN	RADIUS	DELTA
C33	23.61'	15.00'	90°11'37"
C38	25.77'	360.15'	4°06'01"
C39	24.57'	360.15'	3°54'31"
C40	62.90'	439.85'	8°11'36"

LEGEND

PROPERTY LINE

SECTION, CENTER LINE

TIE LINE

EASEMENT LINE

MASONRY WALL

WATER LINE

SEWER LINE

GAS LINE

TELEPHONE

OVERHEAD ELECTRIC LINE

ELECTRIC PAD

POWER POLE

WATER VALVE

FIRE HYDRANT

CLEAN OUT SANITARY SEWER

BARRREL CACTUS

SAGUARO

FOUND; 1/2"REBAR

FOUND; BRASS CAP

FOUND; BRASS CAP IN HAND HOLE

DRYWELL

ELECTRIC MANHOLE

ELECTRIC PANEL BOX

MATCH EX. GRADE

BUILDING SETBACK LINE

LANDSCAPE SETBACK

SITE VISIBILITY TRIANGLE

FOUND; BRASS CAP

FOUND; BRASS CAP IN HAND HOLE

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LANDSCAPE SETBACK

SITE VISIBILITY TRIANGLE



600 N 4th ST, SUITE 112
PHOENIX ARIZONA 85004
P (602) 635 1581
F (602) 635 1581
cam@mergeAG.com
cdc@mergeAG.com



SEAL:

DESIGN
DEVELOPMENT

OWNER INFORMATION
HIGHLINE CAR CARE

PROJECT:
**NEW SHOP
BUILDING**
1372 N MARVIN ST
GILBERT, AZ 85233



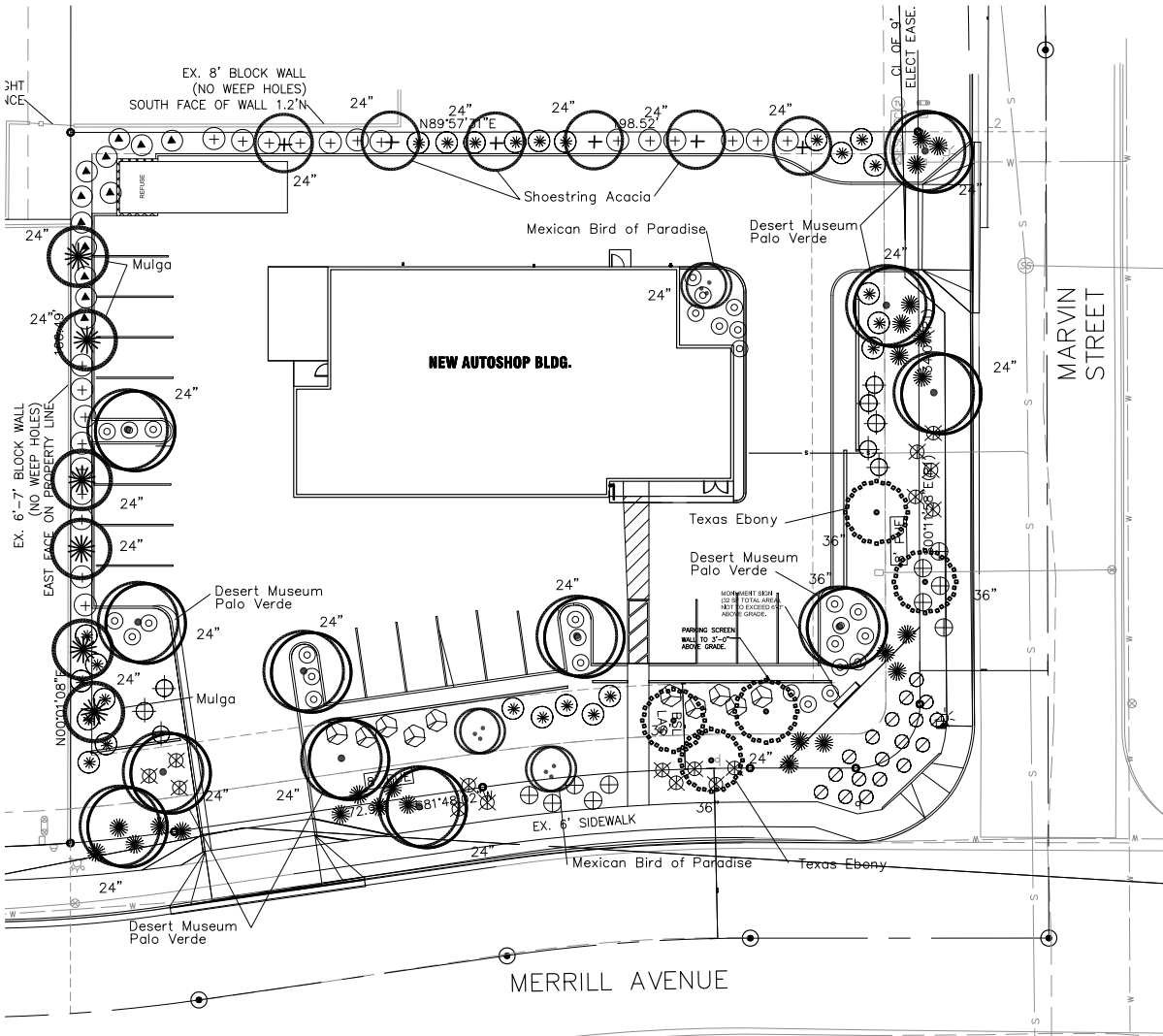
VICINITY MAP

REVISIONS:		
MARK	DATE	DESCRIPTION
PROJECT NO:	17C-026	
DESIGN BY:	DRC	
CHK'D BY:	DRC	
COPYRIGHT:		
THIS DRAWING IS AN INSTRUMENT OF SERVICE ONLY AND IS AND SHALL REMAIN, EXCLUSIVE PROPERTY OF THE ARCHITECT. NO REPRODUCTION OR OTHER USE SHALL BE MADE BY ANY PERSON OR FIRM WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. ANY UNAUTHORIZED USE SHALL VOID THE ARCHITECT'S SEAL AND SIGNATURE HEREON AND NO PROFESSIONAL LIABILITY WILL REMAIN.		
SHEET TITLE		

LANDSCAPE PLAN

DATE: 02.20.18
SHEET

L001



LANDSCAPE PLAN

20' = 1'-0"

PLANT CALCULATIONS

STREET RIGHT-OF-WAY LANDSCAPING:			
Linear Feet of Frontage-	358		
Trees required-	14	Trees provided-	14
(1 Tree per 25 Linear ft.)			
Shrubs required-	72	Shrubs provided-	120
(5 Shrubs per 25 Linear ft.)			
ADJACENT PROPERTY LINE LANDSCAPING:			
Linear Feet of Adjacent Property Line-	365		
Trees required-	18	Trees provided-	18
(1 Tree per 20 Linear ft.)			

PLANT MATERIAL LEGEND

KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height, Canopy, & Caliper)
TREES			
1		Acacia aneura Mulga	24" Box 7' 4' 1.5" Double-Staked Typ.
2		Caesalpinia mexicana Mexican Bird of Paradise	24" Box 8' 4' 1.5" Double-Staked Typ.
3		Acacia stenophylla Shoestring Acacia	24" Box 9' 4' 1.5" Double-Staked Typ.
4		Parkinsonia h. 'Desert Museum' Desert Museum Palo Verde	24" Box 7.5' 4' 1.5" 36" Box 10' 8' 2.5" Double-Staked Typ.
5		Pithecellobium flexicaule Texas Ebony	24" Box 6' 3' 1.5" 36" Box 8' 5' 2.5" Double-Staked Typ.
LARGE SHRUBS			
6		Dodonaea viscosa 'purpurea' Hopseed Bush	5 Gallon
7		Eremophila 'Valentine' Valentine Bush	5 Gallon
8		Leucophyllum langmaniae Rio Bravo Texas Ranger	5 Gallon
9		Nerium o. 'Petite Pink' Petite Pink Oleander	5 Gallon
MEDIUM AND SMALL SHRUBS			
10		Justica californica Chuperosa	5 Gallon
11		Muhlenbergia capillaris "Regal Mist" Regal Mist Deer Grass	5 Gallon
12		Ruellia peninsularis Bajo Ruellia	5 Gallon
GROUNDCOVERS			
13		Lantana m. 'New Gold' New Gold Lantana	1 Gallon
14		Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	5 Gallon
ACCENTS			
15		Hesperaloe parviflora Red Yucca	5 Gallon
LANDSCAPE MATERIALS			
16		Decomposed Granite Desert Gold	1/2" size screened 2" Deep

TOWN OF GILBERT NOTES

- A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION SYSTEM. A CD WITH PDF FORMAT "AS BUILTS" OF THE LANDSCAPE AND IRRIGATION PLANS IS ALSO REQUIRED.
- BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED: THE DEVICE MUST BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND THE TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE A CURRENT LIST OF CERTIFIED TESTERS FROM WHICH TO SELECT. TESTER FEE WILL BE AT THE EXPENSE OF THE INSTALLER.
- DESIGN OF ANY WALLS, ENTRY MONUMENT, SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HEREIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY MONUMENT, SIGNAGE, OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND RAMADAS.
- NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.
- NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.
- ALL TREES, SHRUBS AND GROUNDCOVER SHALL MEET OR EXCEED ARIZONA NURSERYMAN ASSOCIATION (ANA) SPECIFICATIONS.
- CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

MAINTENANCE NOTE:
ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

TOWN OF GILBERT AMOUNT OF LANDSCAPING

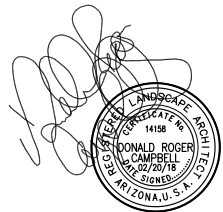
Landscape On-Site	2830	Sq. Ft.
Landscape Off-Site	8725	Sq. Ft.
Total Landscape	8725	Sq. Ft.

SYSTEM OF WATERING:

ALL PLANT MATERIAL ON SITE SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM. EACH SHRUB SHALL RECEIVE ONE GALLON-PER HOUR, THREE TIMES PER WEEK AND EACH TREE SHALL RECEIVE THREE GALLON-PER HOUR, THREE TIMES PER WEEK. IRRIGATION SYSTEM SHALL BE DESIGNED AND APPROVED BY REGISTERED LANDSCAPE ARCHITECT.

ATTENTION:

THIS PLAN HAS BEEN REVIEWED FOR LANDSCAPE IMPROVEMENTS ONLY. A SEPARATE REVIEW AND PERMIT IS REQUIRED FOR STRUCTURES ELECTRICAL/FENCES/WALLS, POOLS AND SIGNS, CONTACT THE BUILDING DEPARTMENT



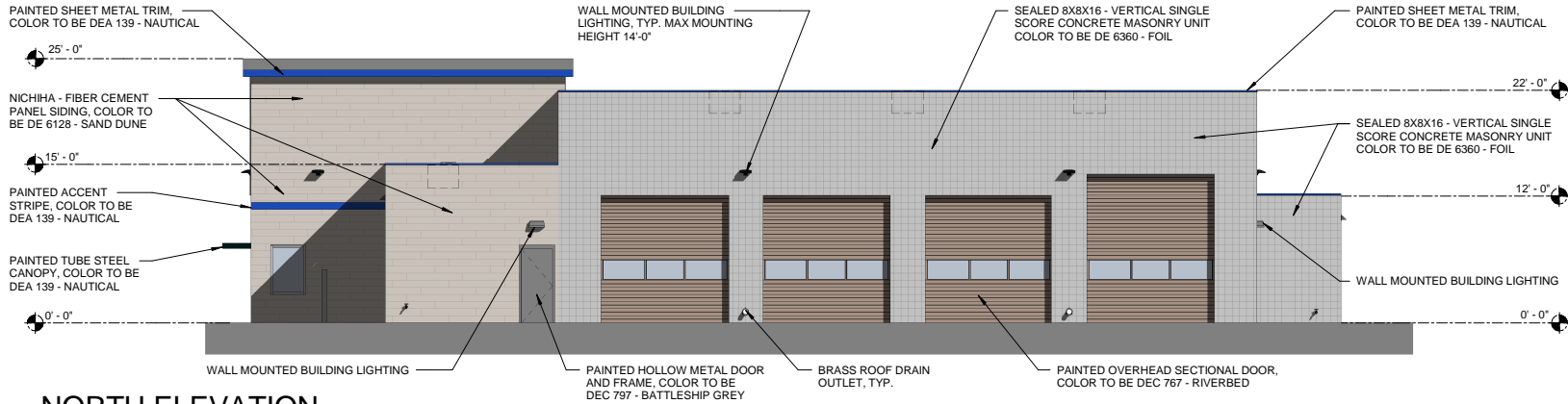
EXP. 06/30/2018





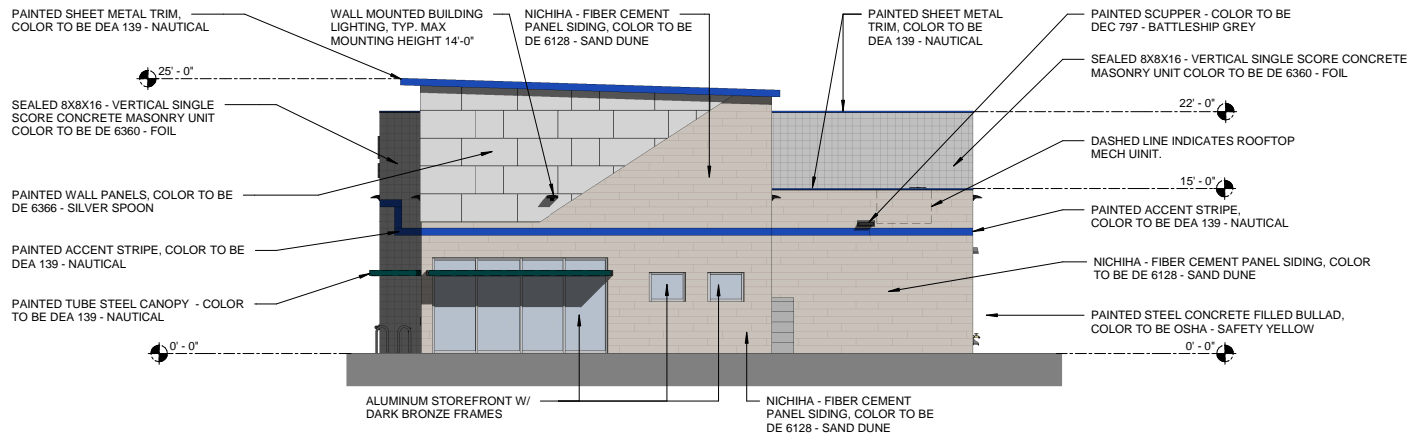
MERGE
ARCHITECTURAL
GROUP

600 N 4th ST, SUITE 112
PHOENIX ARIZONA 85004
P (602) 635 1581
F (602) 635 1581
cam@mergeAG.com
cdc@mergeAG.com



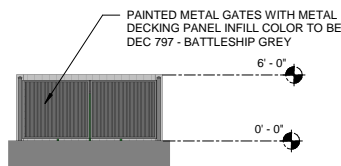
NORTH ELEVATION

1/8" = 1'-0"



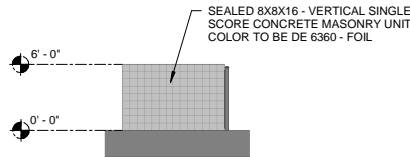
EAST ELEVATION

1/8" = 1'-0"



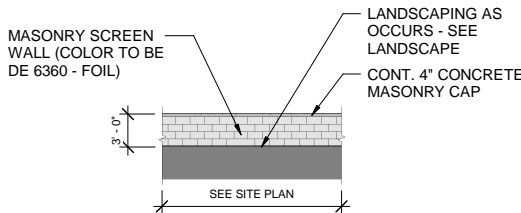
TRASH ENCLOSURE - FRONT

1/8" = 1'-0"



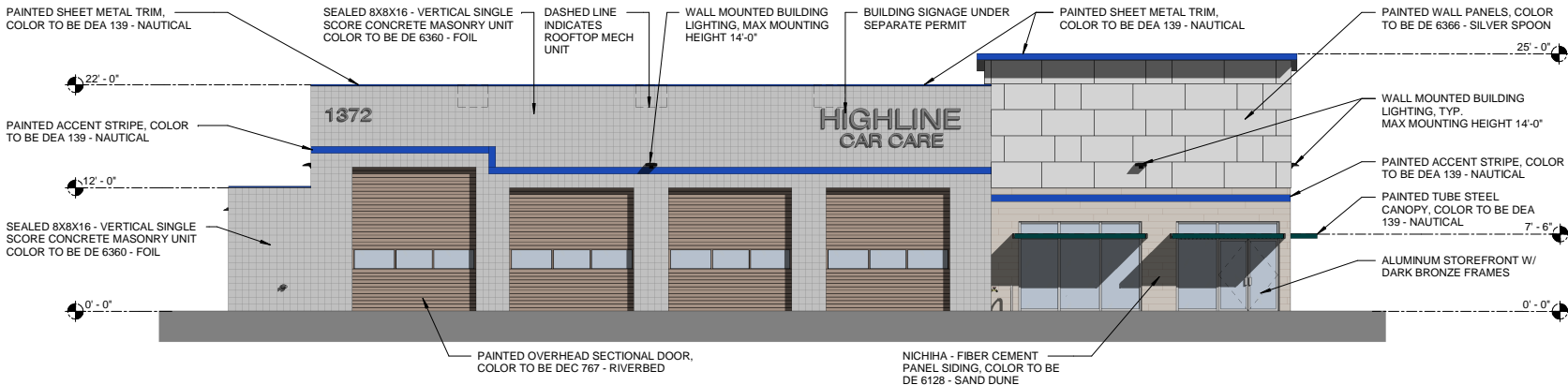
TRASH ENCLOSURE - SIDE

1/8" = 1'-0"



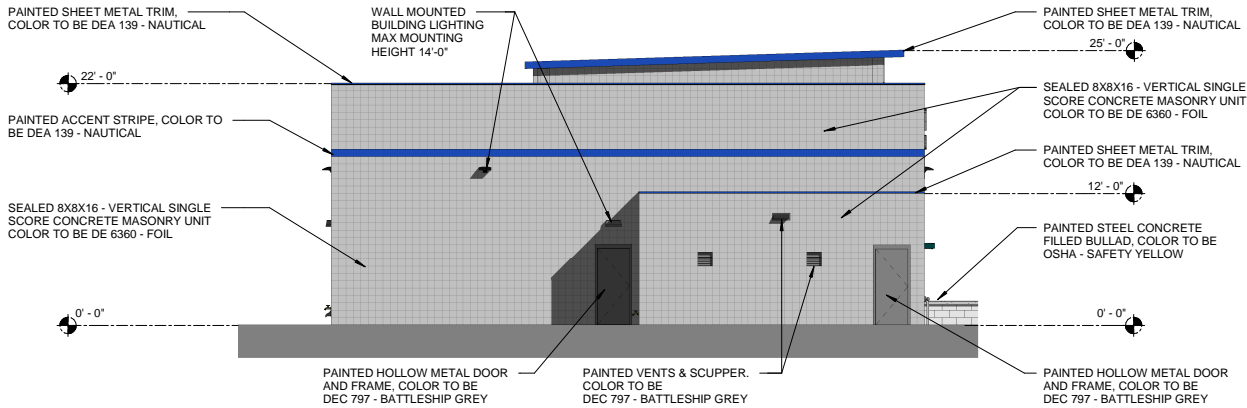
TYP SCREEN WALL

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

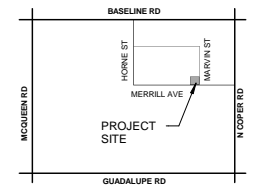
1/8" = 1'-0"

SEAL:



OWNER INFORMATION
HIGHLINE CAR CARE

**NEW SHOP
BUILDING**
1372 N MARVIN ST
GILBERT, AZ 85233



VICINITY MAP

REVISIONS:

MARK	DATE	DESCRIPTION

PROJECT NO: 17C-026
DESIGN BY: JAW
CHK'D BY: CAM

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SHEET TITLE

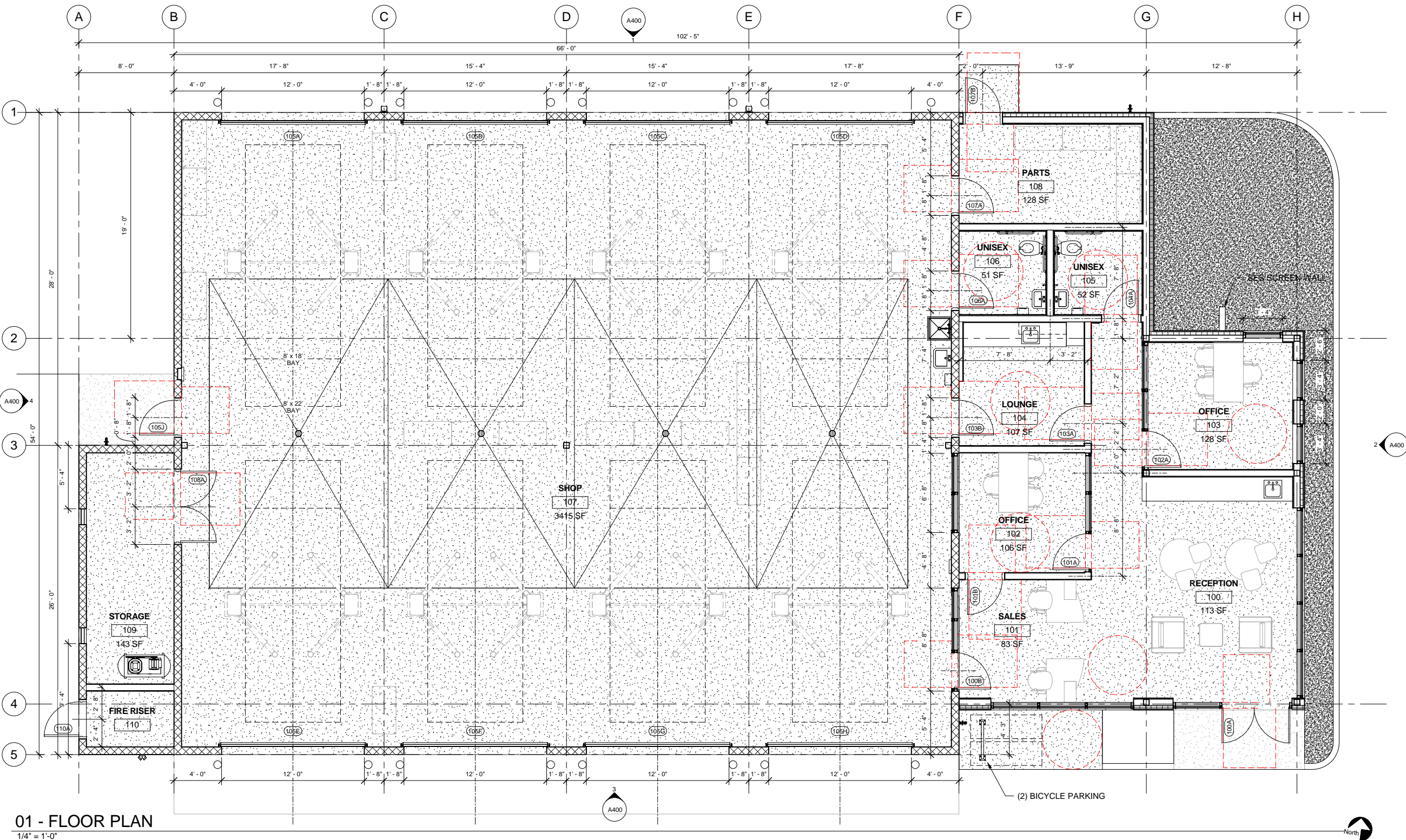
**BUILDING
ELEVATIONS**

DATE: 02.20.18
SHEET

A400

MERGE
ARCHITECTURAL
GROUP

600 N 4th ST, SUITE 112
PHOENIX ARIZONA 85004
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F (602) 635 1581
cam@mergeAG.com
cdc@mergeAG.com



01 - FLOOR PLAN
1/4" = 1'-0"

SEAL:

DESIGN
DEVELOPMENT

OWNER INFORMATION

HIGHLINE CAR CARE

PROJECT:

**NEW SHOP
BUILDING**
1372 N MARVIN ST
GILBERT, AZ 85233

VICINITY MAP

REVISIONS:

MARK	DATE	DESCRIPTION

PROJECT NO:

17C-026

DESIGN BY:

JAW

CHK'D BY:

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SHEET TITLE

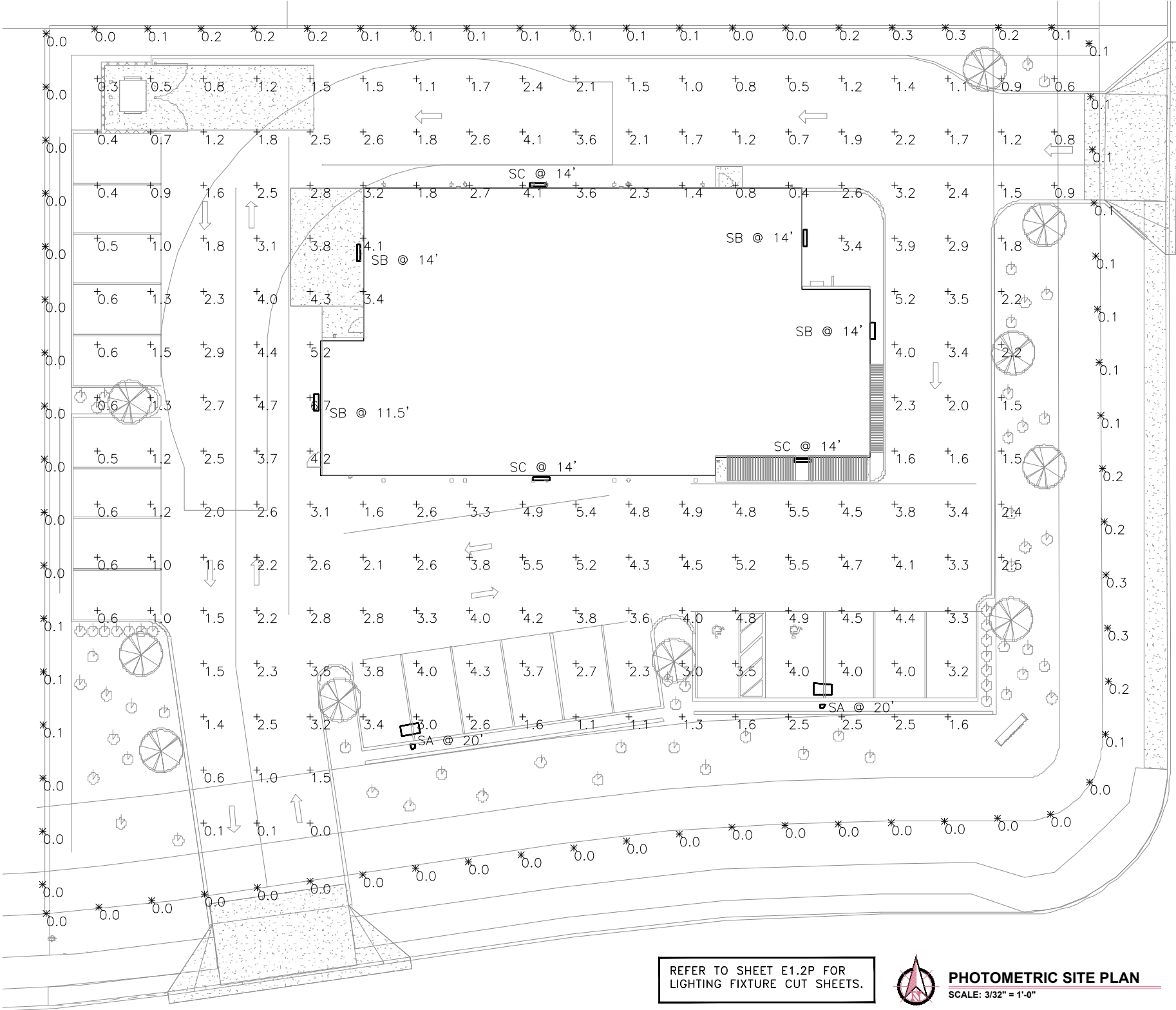
**OVERALL
FLOOR PLAN**

DATE:

10.02.17

SHEET

A100



Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor
	SA	2	Lithonia Lighting	DSX0 LED P5 40K BLC MVOLT (FINISH) / SSS 17.5\"W/2.5\" BASE	DSX0 LED P5 40K BLC MVOLT	LED	DSX0_LED_P5_40K_BLC_MVOLT.ies	9576	0.91
	SB	4	Lithonia Lighting	DSXW1 LED 20C 1000 40K T4M MVOLT (FINISH)	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1000mA.	LED	DSXW1_LED_20C_1000_40K_T4M_MVOLT.ies	7420	0.91
	SC	3	Lithonia Lighting	DSXW1 LED 20C 1000 40K T2M MVOLT (FINISH)	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 4000K, @ 1000mA.	LED	DSXW1_LED_20C_1000_40K_T2M_MVOLT.ies	7373	0.91

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FC @ GRADE		2.5 fc	6.7 fc	0.0 fc	N/A	N/A
PROP LINE	X	0.1 fc	0.3 fc	0.0 fc	N/A	N/A



PHOTOMETRIC SITE PLAN
SCALE: 3/32" = 1'-0"

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cam@mergeAG.com
cdc@mergeAG.com

SEAL:

OWNER INFORMATION

HIGHLINE CAR CARE

PROJECT:

NEW CAR CARE BUILDING
1372 W MARVIN ST
GILBERT, AZ 85233

VICINITY MAP

REVISIONS:

MARK	DATE	DESCRIPTION

PROJECT NO: 17C-026
DESIGN BY: JAW
CHK'D BY: CAM

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SHEET TITLE

PHOTOMETRIC SITE PLAN

DATE: 08.02.17
SHEET

E1.1P

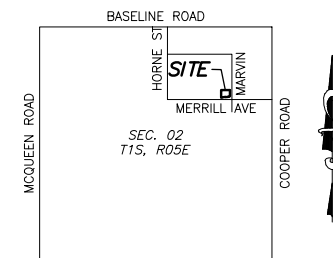
AKRIBIS
MECHANICAL • PLUMBING • ELECTRICAL
ENGINEERING, L.L.C.

3231 SOUTH COUNTRY CLUB WAY, STE. 102 TEMPE, ARIZONA 85282
P: (602) 393-0201 F: (602) 393-0202

DRAWN BY: AO CHECKED BY: SM JOB NUMBER: 17219
FOR QUESTIONS PLEASE CALL: ALLA OSIPOV

PRELIMINARY GRADING PLAN

FOR
HIGHLINE CAR CARE
1372 N. MARVIN ST.

Vicinity Map
N/E 1/4 Section 20, T1S, R5E

OWNER/DEVELOPER
HIGHLINE CAR CARE
240 E. CURY AVE, SUITE 119
MESA, AZ 85210
CONTACT: WES HAWKINS
PH: 480-336-2889

ENGINEER
DEL RIO ENGINEERING INC.
4615 E. SUNRISE DR.
PHOENIX, AZ 85044
CONTACT: MICHAEL J. ROBERTS, P.E.
PH: 602-400-0810

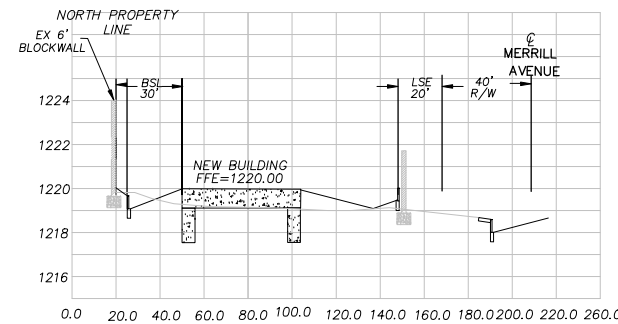
SITE DATA
APN: 302-12-610
ZONING: LI
GROSS AREA 1.92 AC,
NET AREA=30,791SF, 0.706 AC
BUILDING AREA, 5,000.00 SF
COVERAGE=16.24%,
NUMBER OF EMPLOYEES=5
HOURS OF OPERATION:
MONDAY-FRIDAY 8:00AM TO 5:30 PM,
SATURDAY, 8:AM TO 1:00PM
LAT. 33.374747, LONG -111.810668

LEGAL DESCRIPTION
LOT 26, FULLER COMMERCIAL CENTER,
ACCORDING TO THE PLAT OF RECORD
IN THE OFFICE OF THE COUNTY
RECORDER OF MARICOPA COUNTY,
ARIZONA, RECORDED IN BOOK 783 OF
MAPS, PAGE 40 AND AFFIDAVIT OF
CORRECTION RECORDED IN DOCUMENT
NO. 07-124302. CONTAINING 30,765
SF [0.7063 ACRES] MORE OR
LESS.

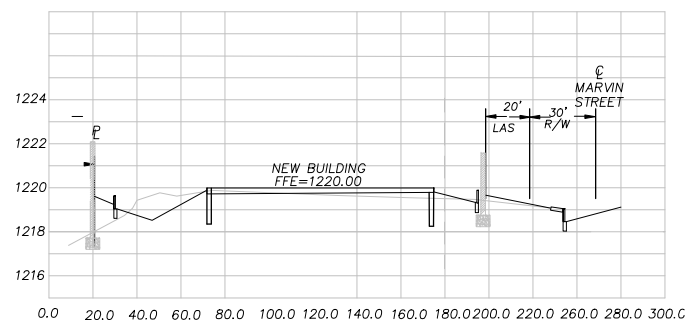
BENCHMARK
BRASS CAP AND MANHOLE FOUND AT
THE INTERSECTION OF COOPER ROAD &
HOUSTON AVENUE, ALSO BEING THE
EAST QUARTER CORNER OF SECTION 02
TOWNSHIP 01 SOUTH, RANGE 05 EAST,
OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY,
ARIZONA.
ELEVATION = 12,19.36' (NAVDA88
GDACS DATUM)

TBM

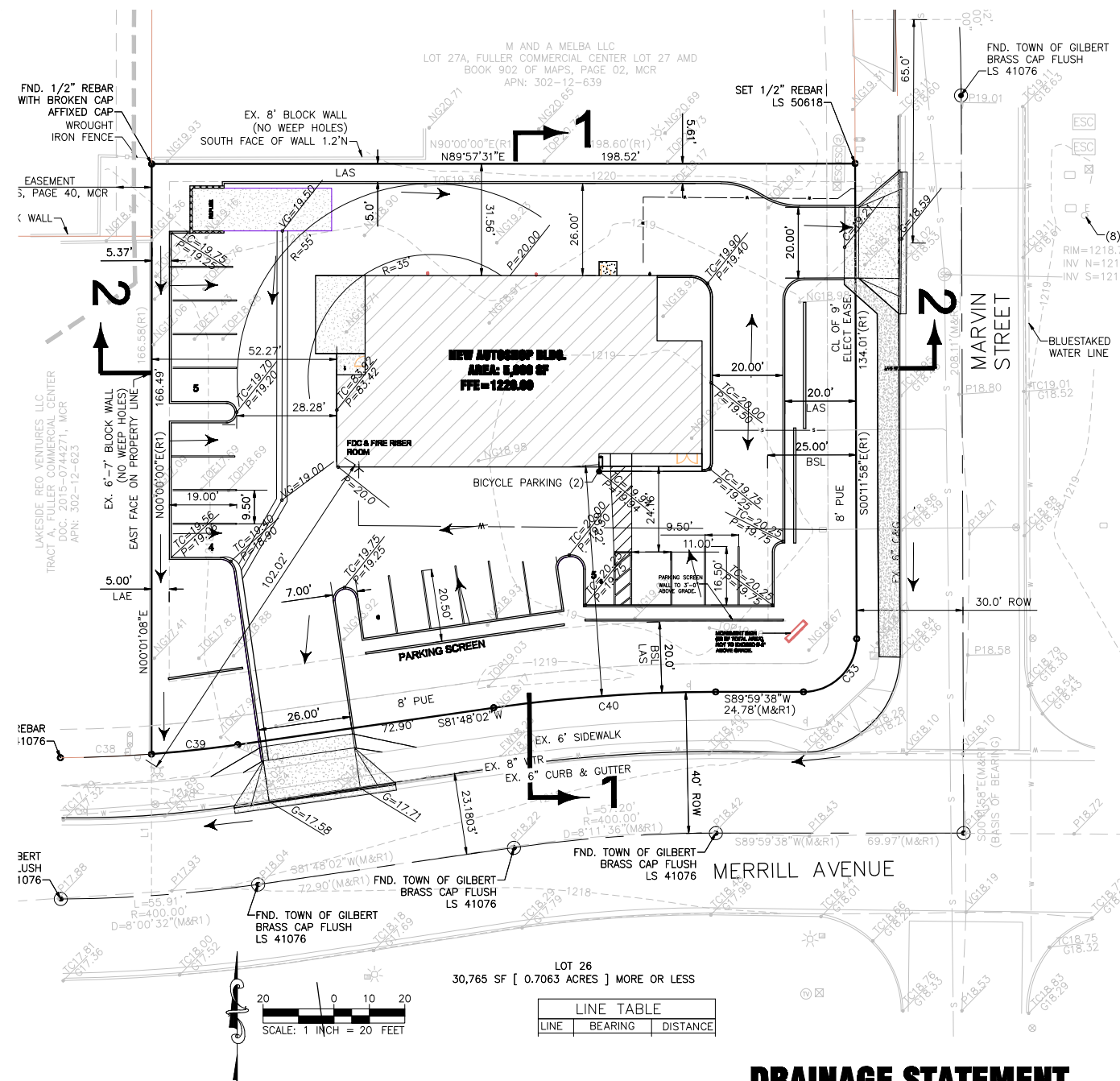
CAPPED REBAR FOUND AT THE
NORTHEAST CORNER OF PROPERTY, ALSO
BEING THE EAST QUARTER CORNER OF
SECTION 02, TOWNSHIP 01 SOUTH, RANGE
05 EAST, OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA.
ELEVATION = 1,220.991' (NAVD88 GDACS
DATUM)



SECTION 1-1
SCALE: 1"=40' H 1"=4' V



SECTION 2-2
SCALE: 1"=40' H 1"=4' V



LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N00°01'08"E	39.95'	
L2	N89°57'31"E	30.00'	

CURVE TABLE			
CURVE	LEN	RADIUS	DELTA
C33	23.61'	15.00'	90°11'37"
C38	25.77'	360.15'	4°06'01"
C39	24.57'	360.15'	3°54'31"
C40	62.90'	439.85'	8°11'36"

Two working days before you dig,
CALL FOR THE BLUE STAKES
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

LEGEND

PROPERTY LINE	OVERHEAD ELECTRIC LINE	● — FOUND; BRASS CAP	W — WATER METER BOX
SECTION, CENTER LINE	⊗ — ELECTRIC PAD	⊗ — FOUND; BRASS CAP IN HAND HOLE	SS — SEWER MANHOLE
TIE LINE	⊖ — POWER POLE	→ DRAINAGE FLOW DIRECTION	⊖ — DRYWELL
EASEMENT LINE	⊙ — WATER VALVE	FG — FINISH GRADE	⊕ — ELECTRIC MANHOLE
MASONRY WALL	⊙ — FIRE HYDRANT	EG — EXISTING GRADE	⊗ — ELECTRIC PANEL BOX
	⊙ — CLEAN OUT SANITARY SEWER	▲ — FILL SLOPE	M — MATCH EX. GRADE
	★ — BARRREL CACTUS	EX — EX. CONTOUR (1' INTERVAL)	BSL — BUILDING SETBACK LINE
WATER LINE	🌵 — SAGUARO	1080 — PROP CONTOUR	LAS — LANDSCAPE SETBACK
SEWER LINE	● — FOUND; 1/2" REBAR	☎ — TELEPHONE RISER	SVT — SEWER VISIBILITY TRIANGLE
GAS LINE		⊕ — GAS METER	
TELEPHONE		— — BACKFLOW PREVENTER	

DRAINAGE STATEMENT

STORMWATER RETENTION IS BEING PROVIDED WITHIN TRACT A. THE ENTIRE FULLER COMMERCIAL CENTER HAS COMMON DRAINAGE TRACTS FOR STORMWATER RETENTION.

UTILITY INFORMATION

AZREVIEW @CENTURYLINK.COM

CENTURY LINK

PHX.TMC@COX.NET

COX CABLE - TV

MAT.STREEPER@SRPNET.COM

SALT RIVER PROJECT-POWER

PO BOX 52075 PHX AZ 85072

SOUTHWEST GAS CORP.

SOUTHWEST GAS CORP.

SURVEYOR
BARNETT LAND SURVEYING, LLC
201 WEST STANFORD AVENUE
GILBERT, ARIZONA 85233
PHONE: (602) 510-7797
E-MAIL: SHANE@BARNETTSURVEY.COM
PROJECT # 17-0704, 07-12-2017

REV.	DATE	DESCRIPTION	CHK BY
1			

HIGHLIGHT CAR CARE

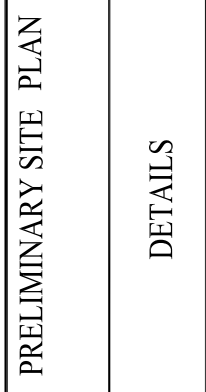
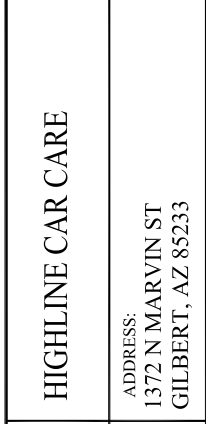
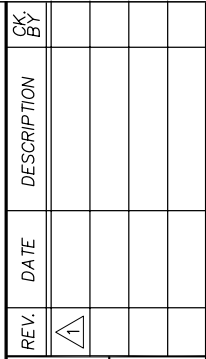
ADDRESS:
1372 N MARVIN ST
GILBERT, AZ 85233

PRELIMINARY GRADING PLAN

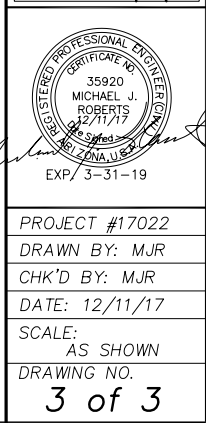
4615 E. Sunrise Dr.
Phoenix, AZ 85044
P: 602-400-0810
F: 480-753-6362
E: delrioeng@yahoo.com

**DEL RIO
Engineering
INC.**

PROJECT #17022
DRAWN BY: MJR
CHK'D BY: MJR
DATE: 12/11/17
SCALE: AS SHOWN
DRAWING NO. 1 of 1



4615 E. Sunrise Dr.
Phoenix, AZ 85044
P: 602-400-0810
F: 480-753-6362
E: delrioeng@yahoo.com



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NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR(FINISH). SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.